

PLANNING POLICIES

PPS 1 Delivering Sustainable Development

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PPG 5 Simplified Planning Zones

PPS 6 Planning for Town Centres

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PPG 20 Coastal Planning

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PPS 22 Renewable Energy

PPS 23 Planning and Pollution Control

PPG 24 Planning and Noise

PPS 25 Development and Flood Risk

PLANNING USE CLASSES

A1 Shops

Shops, retail warehouses, hairdressers, undertakers, travel and ticket agencies, post offices, pet shops, sandwich bars, showrooms, domestic hire shops, dry cleaners and funeral directors.

A2 Financial and professional services

Banks, building societies, estate and employment agencies, professional and financial services and betting offices.

A3 Restaurants and cafés

For the sale of food and drink for consumption on the premises - restaurants, snack bars and cafes.

A4 Drinking establishments

Public houses, wine bars or other drinking establishments (but not a night club).

A5 Hot food takeaways

For the sale of hot food for consumption off the premises.

B1 Business

Offices, research and development, light industry appropriate in a residential area.

B2 General industrial

B3-B7 Special Industrial Groups

B8 Storage or distribution

This class includes open air storage.

C1 Hotels

Hotels, boarding and guest houses where no significant element of care is provided.

C2 Residential institutions

Residential care homes, hospitals, nursing homes, boarding schools, residential colleges and training centres.

C2A Secure Residential Institution

Use for a provision of secure residential accommodation, including use as a prison, young offenders institution, detention centre, secure training centre, custody centre, short term holding centre, secure hospital, secure local authority accommodation or use as a military barracks.

C3 Dwellinghouses

Family houses, or houses occupied by up to six residents living together as a single household, including a household where care is provided for residents.

D1 Non-residential institutions

Clinics, health centres, crèches, day nurseries, day centres, schools, art galleries, museums, libraries, halls, places of worship, church halls, law court. Non residential education and training centres.

D2 Assembly and leisure

Cinemas, music and concert halls, bingo and dance halls (but not night clubs), swimming baths, skating rinks, gymnasiums or sports arenas (except for motor sports, or where firearms are used).

Sui Generis

Theatres, houses in multiple paying occupation, hostels providing no significant element of care, scrap yards. Petrol filling stations and shops selling and/or displaying motor vehicles. Retail warehouse clubs, nightclubs, launderettes, taxi businesses, amusement centres. Casinos.

CODE FOR SUSTAINABLE HOMES

The Code uses a sustainability rating system – indicated by ‘stars’, to communicate the overall sustainability performance of a home. A home can achieve a sustainability rating from one (★) to six (★★★★★★) stars depending on the extent to which it has achieved Code standards. One star (★) is the entry level – above the level of the Building Regulations; and six stars (★★★★★★) is the highest level – reflecting exemplar development in sustainability terms

1(★) 10% above current Building Regulations

2(★★) 18 above current Building Regulations

3(★★★) 25 above current Building Regulations

4(★★★★) 44 above current Building Regulations

5(★★★★★) 100 above current Building Regulations

6(★★★★★★) zero carbon

THE RIBA PLAN OF WORK STAGES

A: Appraisal

B: Strategic Briefing

C: Outline proposals

D: Detailed proposals

E: Final proposals

F: Production information

G: Tender documentation

H: Tender action

J: Mobilisation

K: Construction to Practical Completion

L: After Practical completion

WEB LINKS

THE PLANNING PORTAL

www.planningportal.gov.uk/england/public

THE ENERGY SAVING TRUST

www.energysavingtrust.org.uk

COMMISSION FOR ARCHITECTURE IN THE BUILT ENVIRONMENT

(CABE) www.cabe.org.uk

BUILDING REGULATIONS

Approved Document A
Structure

Approved Document B
Fire safety – Volume 1: Dwelling houses
Fire safety – Volume 2 - Buildings other than dwelling houses

Approved Document C
Site preparation and resistance to contaminants and moisture

Approved Document D
Toxic substances

Approved Document E
Resistance to the passage of sound

Approved Document F
Ventilation

Approved document G
Hygiene

Approved document H
Drainage and waste disposal

Approved document J
Combustion appliances and fuel storage systems

Approved document K
Protection from falling collision and impact

Approved Document L1A
Conservation of fuel and power (New dwellings)

Approved Document L1B
Conservation of fuel and power (Existing dwellings)

Approved Document L2A
Conservation of fuel and power (New buildings other than dwellings)

Approved Document L2B
Conservation of fuel and power (Existing buildings other than dwellings)

Approved document M
Access to and Use of Buildings

Approved document N
Glazing

Approved document P
Electrical safety – Dwellings